

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**June 14<sup>th</sup>, 2017**  
*Summary Agenda- Minutes*

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

1. Roll Call.

**Present: Mr. D. Perez, Mr. Cabrera, Mr. Suarez, Mr. Casanova, Mr. Sanchez**  
**Absent: Mr. Tundidor, Mr. O. Perez**

2. Approval of Planning and Zoning Board Summary Agendas of May 24<sup>th</sup>, 2017 as submitted. (Special Land Use meeting & Zoning meeting).

**Motion to Approve: Mr. Suarez; Second: Mr. Casanova**  
**Approved: 5-0**

*Item Approved*

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, AUGUST 8<sup>th</sup>, 2017.**

3. **Final Decision** to adjust the front setback to 10' (25' required), for a proposed guardhouse. Property located at 5300 West 16<sup>th</sup> Avenue, Hialeah, zoned R-3-3 (Multiple Family District).

**Applicant: Madelyn Simon Lozano**

**Planner's Recommendation: Approval**

**Motion to Approve: Mr. Suarez; Second: Mr. Casanova**

**Approved: 5-0**

*Item Approved*

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, JUNE 27<sup>TH</sup>, 2017.**

4. **Rezoning** from R-1 (One Family District) to R-2 (One and Two Family Residential District) and variance permit to allow the construction of a duplex on a 60' wide lot (75' minimum required); allow 17' rear yard for existing front unit (25' required); and allow the following variances for a proposed new unit at the rear of the lot: side yard of 5.7' (7.5' minimum required), rear yard of 20' (25' required), unit area of 66% greater than the living area of the two units (60% maximum allowed). Property located at 967 West 30<sup>th</sup> Street, Hialeah, zoned R-1 (One Family District).

**Applicant: Ceasar Mestre, Esq.**

**Planner's Recommendation: Table**

***REMAIN TABLED AS PER APPLICANTS REQUEST  
NO ACTION***

5. **Rezoning** from R-1 (One Family District) to P (Parking), for the construction of a parking lot to accommodate overflow parking of the adjacent Residential Office. Property located at 210 East 49<sup>th</sup> Street, Hialeah, zoned R-1 (One Family District).

**Applicant: Olsabe LLC.**

**Planner's Recommendation: Approval**

***TABLED ITEM FROM MAY 24<sup>TH</sup>, 2017.***

**Motion to Remove From Table: Mr. Casanova; Second: Mr. Suarez**

**Approved: 5-0**

*Item Removed from Table*

**Motion to Approve: Mr. Suarez; Second: Mr. Casanova;**

**Approved: 5-0**

*Item Approved*

6. **Rezoning** from R-2 (One and Two Family Residential District) to R-3-3 (Multiple Family District) and consider granting a variance permit to allow a lot coverage of 32.4% (maximum of 30% required), pervious area of 20.68% (minimum of 30% required); allow a front setback of 10.59' (25' required), north side setback of 7' (10' required) and rear setback of 9.98' (20' required). Property located at 2400 West 5<sup>th</sup> Way, Hialeah, zoned R-2 (One and Two Family Residential District).

**Applicant: Ceasar Mestre, Esq. on behalf CSC Realty Management LLC.**

**Planner's Recommendation: Approval**

**\*REPORT: Arnold Burgess, 2350 W 5 Way in opposition**  
**Motion to Approve: Mr. Cabrera; Second: Mr. Casanova**  
**Approved: 5-0**

*Item Approved*

7. **Variance** permit to allow 12 parking spaces (total of 33 parking spaces required) including 5 parking spaces backing-out into the street ( only allowed in low density residential district), for an after school youth after-care program. Property located at 142 West 29<sup>th</sup> Street, Hialeah, zoned M-1 (Industrial).

**Applicant: Vivian Stigale**

**Planner's Recommendation: No Action**

**WITHDRAWN AND RE-ADVERTISED**  
**NO ACTION**

8. PROPOSED ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA AMENDING CHAPTER 98 ENTITLED "ZONING", ARTICLE VI. SUPPLEMENTARY DISTRICT REGULATIONS, OF THE CODE OF ORDINANCES OF THE CITY OF HIALEAH, DIVISION 10 ENTITLED "PARKING", BY REVISING SECTION 98-2189 ENTITLED "MINIMUM REQUIRED OFF-STREET PARKING SPACES", TO PROVIDE FOR PARKING FOR WAREHOUSE DISTRIBUTION AND STORAGE BUILDINGS IN THE BUSINESS DEVELOPMENT DISTRICT (BDH); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**Motion to Approve: Mr. Cabrera; Second: Mr. Casanova**  
**Approved: 5-0**

*Item Approved*

9. PROPOSED ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA AMENDING CHAPTER 98 ENTITLED "ZONING", ARTICLE V. ZONING DISTRICT REGULATIONS, OF THE CODE OF ORDINANCES OF THE CITY OF HIALEAH, DIVISION 26 ENTITLED "TOD TRANSIT ORIENTED DEVELOPMENT DISTRICT", BY ADDING A NEW SECTION, SECTION 98-1559 ENTITLED "REVIEW OF REGULATIONS", PROVIDING FOR SUNSET EVALUATION; EXPIRATION OF APPROVALS; AND OTHER AMENDMENTS AS MAY BE NECESSARY; AND AMENDING SECTION 98-1545 ENTITLED "PARKING STANDARDS" TO PROVIDE FOR REDUCTION IN PARKING REQUIREMENTS WITHIN THREE HUNDRED FEET OF A RAIL STATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**Motion to Approve: Mr. Suarez; Second: Mr. Casanova**  
**Approved: 5-0**

*Item Approved*

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

**10. TENTATIVE PLAT of MIKEL'S PLACE.**

**Planner's Recommendation: Approval**

**Motion to Approve: Mr. Suarez; Second: Mr. Casanova**

**Approved: 5-0**

*Item Approved*

**11. Old Business. None.**

**12. New Business. None.**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.